MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant	Agent (if used)
Mr David Knowles Wythenshawe Community Housing Group Parkway Green House 460 Palatine Road Northenden Manchester M22 4DJ	Mr Greg Milton BYA Ltd Architects 10 Alina House St Vincent Street Liverpool L3 5XW

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions no.4 (Secure by Design), no.8 (Code for Sustainable Homes) and no.13 (Site Remediation) attached to planning permission 105053/FO/2014/S2

Location: Former Car Park Off Bideford Drive , Manchester, M23 0QH

Date of application: 19 June 2017

Application number: CDN/17/0347

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 4 - Secure by Design
The Secured by Design Certificate reference 2017/0307/SBD/01 dated 26/04/2017 is satisfactory and condition 4 may be discharged.

Condition 8 - CfSH
The Code for Sustainable Homes Final Certificate Numbers BRE-00033199-PC-001-00-0001, BRE-00033199-PC-001-00-0002, BRE-00033199-PC-001-00-0003, BRE-00033199-PC-001-00-0004, BRE-00033199-PC-001-00-0005, BRE-00033199-PC-001-00-0006, BRE-00033199-PC-001-00-0007, BRE-00033199-PC-001-00-0008, BRE-00033199-PC-001-00-0009 and BRE-00033199-PC-001-00-0010 states that the development has achieved a code rating of 4 out of 6 stars. This is considered acceptable and condition 6 may be discharged.

Condition 13 - Site Remediation
The required remedial works for contamination identified in the Completion Report, CC Geotechnical Limited, Reference: 16-8989, Dated March 2017, have been carried out to the satisfaction of the City Council and therefore condition 13 can be discharged.

Date: 9 August 2017

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.